

# New Highway Facility Evaluation Subcommittee Minutes May 28, 2015

**Committee members present:** Robb Jensen Chair, Scott Holewinski and Bob Mott

**Staff present:** Freeman Bennett and Mike Romportl

**Others present:** Dan Gleason

**Call to order:** Chairman Robb Jensen called the meeting to order at 1:30 p.m.

**Approve agenda of the present meeting:**

Motion to approve the agenda by Scott Holewinski; seconded by Bob Mott. All ayes; motion carried.

**Cost estimate for remodeling current facility:**

Jensen stated the Barrientos study used a design with an expansion to the west side and Holewinski proposed an expansion to the east noting estimates for both could be developed and presented to the committee compared with a new facility. Romportl stated he utilized the spreadsheet provided by Barrientos and modified it to include the proposed adjustments for both the remodeling and new construction. The committee discussed the amount of space required for the Vehicle Repair Garage with a maximum of six vehicles and the condition of current locker rooms and the need for remodeling of crew support. Holewinski questioned the space requirements for the Parts Department and the need to move the superintendent's offices to the first floor noting that it was unnecessarily increasing the cost to the remodel. Holewinski added he had different square footage requirements than the Barrientos study. Jensen suggested creating an additional column on the spreadsheet reflecting Holewinski's square footage recommendations. The committee discussed the new facility Parking Garage noting it was within 400 sq. ft. of the remodeled and allowed adequate room for future expansion. Bennett stated the square footage included space for both the patch and brine that would eventually need to have separate storage agreeing that it was enough space to store 14 vehicles. Holewinski commented that the Barrientos study design included a remodeled space for the administrative offices questioning the space requirements that included space over the welding bay. Jensen noted that the new facility estimates were an attempt to keep square footages similar to the remodeled space and included an upstairs meeting room. Mott commented that the remodel included an extra 2,000 square feet in addition to the new facility plan. The committee discussed the requirement of an elevator's dependency upon the extent of the upstairs remodel. The committee discussed the life expectancy of the current salt shed and the cost associated with maintaining versus new construction. Bennett commented based on the original resolution, the State would likely reimburse the 45% of the cost the County invested in the salt shed if a new salt shed were to be built. The committee discussed the cold storage needs and Bennett stated he was comfortable with 14,400 square feet. Romportl commented that reducing crew support to 2,000 square feet to match option 3 would keep the estimates equal but might affect the remodel design and other costs. Mott stated that the Barrientos response confirmed the pricing sheet showed 2401 square feet for the wash bay and should be 3693 square feet and option 2 should be updated to reflect a cost of \$118,864. Holewinski argued that the \$120,000 allocated for the fuel island was not enough; however, the cost would be the same for both options and not need to be changed. Holewinski stated the current cold storage was not calculated correctly for the new facility needs because not all of the buildings currently being used were taken into account. Discussion of enlarging the entry door resulted in the committee agreeing the door location was not correctly stated;

however the cost should remain the same at the current cost of \$110,000. Romportl stated he left a placeholder for hand washing equipment without cost. Bennett commented he felt the hand and auto wash could be in the same building. Holewinski noted that a hand wash only would require a smaller building. Mott stated he calculated the payback for the automatic wash bay as 6.3 years. Holewinski stated a 2% contingency for bonding costs should be included with the options. Romportl stated the cost of the remodel option with the subcommittee adjustments totaled \$6,191,880. Holewinski stated his estimate for a remodel was done completed on a room-by-room basis and could not be compared in the current spreadsheet but came in at a cost of \$4,229,000 in part by keeping the garage and utilizing the existing welding area.

**Cost estimate for new facility:**

Holewinski requested the square footage for the Parking Garage be reduced to 27,560 to match the space in the remodel option. Mott question why they would build the new building to the same dimensions as the old and not use the optimal sizing. The committee agreed to use smaller square footage because the original design included space for the patcher and brine storage. The committee agreed bulk fluids would need to be included in the repair garage and with 6 stalls to match option 2 for a total of 15,408 square feet, welding storage and equipment 2,000 square feet, square footage for shops eliminated, allocate 2,640 square feet for the parts department, 2,580 square feet for crew support and the 3,000 square feet for administration was adequate. Mott explained the square footage of 15,000 was arrived at the request of the committee to adjust to 14,400 from 25,000. Holewinski stated currently the shop has 19,840 square feet and the subcommittee agreed to adjust the requirement to 19,840 square feet for cold storage including sign storage and eliminate the place holder for hand washing. Site construction and utility requirements were discussed and Romportl stated that the city would “pay fair share” based upon projected future hookups at approximately fifty percent of costs. The subcommittee agreed to allow a \$320,000 for sewer and water, \$700,000 for excavation, \$54,000 for culvert, \$200,000 for the retention pond, \$610,500 for paving, \$176,000 for gravel and an estimate of \$40,000 for gas and electric. Bennett noted the estimated total cost of the new facility was approximately \$11.1 million less the offer of \$2.3 million for a net of \$8.8 million to build a new facility compared an estimated \$6.2 million to remodel the current facility. Romportl stated he would clean up the spread sheet and the subcommittee agreed to meet again on Thursday June 4<sup>th</sup> at 11:00 to refine the estimates.

**Public comment:** None

**Adjournment:** Motion to adjourn at 4:03 p.m. by Holewinski; second by Mott. All ayes; motion carried.

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Robb Jensen, Committee Chair

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Dan Gleason, Recording Secretary